107.0	0001	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,074,800 / 2,074,800
					USE VALUE:	2,074,800 / 2,074,800
					ASSESSED:	2,074,800 / 2,074,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYONS SEAN & BRADLEY JAMES F/
Owner 2:	TRS/22 OLDHAM RD REALTY TRUST
Owner 3:	
Street 1:	22 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EASTMAN A LAWRENCE & JOAN M -
Owner 2:	-
Street 1:	22 OLDHAM ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,310 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Copm. Clap Exterior and 5209 Square Feet, with 1 Unit, 1 Bath, 4 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15310.000	1,459,300		615,500	2,074,800
Total Card	0.351	1,459,300		615,500	2,074,800
Total Parcel	0.351	1,459,300		615,500	2,074,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.31 | /Parcel: 398.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 68125
GIS Ref:
GIS Ref:
Insp Date: 06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,313,700	0	15,310.	615,500	1,929,200	1,929,200	Year End Roll	12/18/2019
2019	101	FV	575,800	0	15,310.	615,500	1,191,300	1,191,300	Year End Roll	1/3/2019
2018	101	FV	8,700	0	15,310.	527,600	536,300	536,300	Year End Roll	12/20/2017
2017	101	FV	248,300	0	15,310.	492,400	740,700	740,700	Year End Roll	1/3/2017
2016	101	FV	248,300	0	15,310.	422,100	670,400	670,400	Year End	1/4/2016
2015	101	FV	247,100	0	15,310.	378,100	625,200	625,200	Year End Roll	12/11/2014
2014	101	FV	247,100	0	15,310.	350,000	597,100	597,100	Year End Roll	12/16/2013
2013	101	FV	247,100	0	15,310.	333,700	580,800	580,800		12/13/2012

!8391!

PRINT

Date	Time
12/10/20	22:58:01

LAST REV

Date	Time
08/18/20	11:14:18

danam

USER DEFINED

Prior Id # 1:	68125
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8391

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EASTMAN A LAWRE	1466-124		2/3/2015		735,000	No	No		
	973-27		8/1/1983		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2018	313	Heat App	18,000	C				
1/18/2017	61	New Buil	250,000	O				
12/28/2016	1572	Demoliti	10,000	O				
10/9/2009	971	New Wind	4,136					

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2020	Mail Update	MM	Mary M
5/22/2019			
5/21/2019	Permit Visit	DGM	D Mann
6/27/2018	Permit Visit	DGM	D Mann
6/27/2018	Measured	DGM	D Mann
4/5/2018	Permit Visit	DGM	D Mann
8/24/2017	Permit Visit	DGM	D Mann
6/15/2017	Permit Visit	DGM	D Mann
5/3/2016	Sales Review	PT	Paul T

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15310		Sq. Ft.	Site		0	70.	0.57	4									615,509						615,500	

Total AC/HA: 0.35147 | Total SF/SM: 15310 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 615,509 | Spl Credit | Total: 615,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	27 - Stone Vene	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	4	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.85157418
Const Adj.:	0.98392630
Adj $ / SQ:	104.736
Other Features:	136825
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1474006
Depreciation:	14740
Depreciated Total:	1459265

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

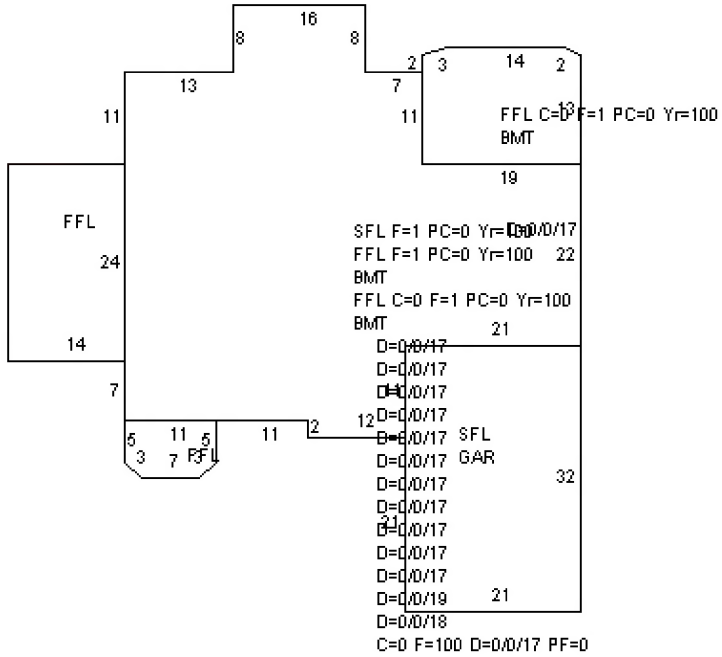
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	185.38
Special Features:	0	Val/Su Net:	142.05
Final Total:	1459300	Val/Su SzAd	280.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	4,392	31.420	138,000
SFL	Second Floor	2,736	104.740	286,557
FFL	First Floor	2,473	104.740	259,012
GAR	Garage	672	18.420	12,378

Net Sketched Area:	10,273	Total:	
Size Ad	5209	Gross Are	38161	FinArea	5209
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

PARCEL ID

107.0-0001-0002.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	